



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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County Counsel

July 29, 2014

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**#16 OF JULY 29, 2014**

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Agenda No. 3  
03/25/14

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR070854-(5)  
CONDITIONAL USE PERMIT NUMBER 2008-00180-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing on the above-referenced permit to authorize the construction of a condominium development consisting of 18 residential condominium units within five detached buildings, 10 guest parking spaces, a recreational area with a barbeque and a children's play area, and landscaping located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of East San Gabriel, applied for by Patrick and Gertrude Lu. At the completion of the hearing, you indicated an intent to approve the project and instructed our office to prepare findings and conditions. Enclosed are findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI  
County Counsel

By

*Elaine M. Lemke*  
ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

*Thomas J. Faughnan*  
THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

EML:vn  
Enclosures

c: William T Fujioka, Chief Executive Officer  
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
PROJECT NUMBER TR070854-(5)  
CONDITIONAL USE PERMIT NUMBER 2008-00180-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. TR070854-(5) consisting of Conditional Use Permit No. 2008-00180-(5) ("CUP"). On March 25, 2014, the CUP was heard concurrently with Vesting Tentative Tract Map No. 070854-(5) ("Vesting Map"), Plan Amendment No. 2008-00010-(5) ("Plan Amendment"), and Zone Change No. 2008-00008-(5) ("Zone Change"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed hearing on the Vesting Map, CUP, Plan Amendment, and Zone Change (collectively, the "Project") on October 30, 2013.
2. The permittee, Patrick and Gertrude Lu ("Permittee"), requested approval of the Vesting Map and CUP (collectively, the "Project Permits"), the Plan Amendment and Zone Change to authorize the construction of a condominium development consisting of 18 residential condominium units within five detached buildings, 10 guest parking spaces, a recreational area with barbeque and children's play area, and landscaping. The one multi-unit lot will be created by merging two existing single-family lots.
3. The Project site is located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of East San Gabriel ("Project site").
4. The CUP is required pursuant to sections 22.40.040 through 22.40.080 of the Los Angeles County Code ("County Code") to ensure compliance with the requirements and standards of the proposed Development Program ("DP") so that development occurring after the zone change will conform to the approved plans and be compatible with the surrounding area.
5. The Vesting Map is a related request to create one multi-family lot to construct 18 new condominium units in five detached buildings, with 10 guest parking spaces, a recreational area with a children's play area, a barbeque, a trash enclosure, and landscaping. The one multi-unit lot will be created by merging two existing single-family lots.
6. The subject property is designated Category 1-Low Density Residential in the Los Angeles Countywide General Plan ("General Plan").
7. The Plan Amendment is a related request to amend the General Plan designation for the Project site from Category 1 to Category 3-Medium Density Residential.

8. The Zone Change is a related request to change the approximately one-gross-acre Project site from the A-1-10,000 (Light Agricultural with a 10,000-square-foot minimum lot size) zone to the R-3-DP zone (Limited Multiple Residence with a Development Program).
9. Primary vehicular access to the Project site is provided via Walnut Grove Avenue, a designated secondary highway on the County Master Plan of Highways, to the west of the Project site.
10. The Project site is approximately one gross acre (0.91 net acres) in size, rectangular in shape, with flat terrain. The site is currently developed with four single-family residences and two garages.
11. The surrounding land uses are as follows:  
North: Single-family residential, multi-family residential, and commercial;  
South: Clustered single-family residential;  
East: Parking lot and a Southern California Edison ("SCE") easement; and  
West: Single-family residential.
12. The subject property is zoned A-1-10,000 (Light Agricultural with a 10,000 square-foot minimum lot size).
13. The surrounding properties are zoned as follows:  
North: R-2 (Two-Family Residence) and C-3 (Commercial/Light Manufacturing City of San Gabriel ("City"));  
South: A-1 (Light Agricultural);  
East: Commercial/Light Manufacturing (City); and  
West: R-2 and A-1.
14. The Project is located within an urbanized area, surrounded by major commercial uses, and has access to public transportation. Commercial uses within 500 feet of the Project site include an office, a mortuary, a hotel, and restaurants.
15. Approval of the CUP and Vesting Map will not become effective unless and until the Board approves the Plan Amendment and adopts an ordinance implementing the Zone Change, and such Zone Change ordinance becomes effective.
16. The site plan for the Vesting Map and CUP, labeled Exhibit "A," dated December 7, 2010, depicts the Project site with 18 condominium units in five detached buildings, 10 guest parking spaces, a children's play area, a barbeque area, trash containers, and landscaping. The maximum height of the proposed condominium buildings is 33 feet.
17. Exhibit "A" also shows that the Project will comply with the East Pasadena-San Gabriel Community Standards District ("CSD") regarding structure height and setbacks from neighboring properties. The CSD requires that for properties

in the R-3 zone, which is the zoning sought for the Project, if any part of a structure exceeds 17 feet in height on a lot located adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. The Project is not adjacent to a single-family residential zone. However, for that portion of the Project abutting the R-2 zone, the Project will comply with these CSD requirements.

18. The CSD requires that for R-3-zoned properties, the minimum front yard depth of the lot be equal to the average depth of all front yards on the same side of the street and the same block. The 18 properties on the same side of the street and same block as the Project site, 17 on Walnut Grove Avenue and one on the corner of Walnut Grove and Broadway Avenues, have an average front yard setback of 18.7 feet. The Project structures comply with this requirement by providing a 20-foot front yard setback from the structure closest to the street.
19. The Project will require approximately 800 cubic yards of grading, which will consist of approximately 380 cubic yards of cut and 420 cubic yards of fill. The 420 cubic yards of fill will consist of the 380 cubic yards of cut and 40 yards of imported fill.
20. A density analysis was conducted for the Project area to assess the Project's compatibility with density in the surrounding area. The analysis considered the density of 23 surrounding properties. Of the 23 properties, five contained single-family residences and the remaining 18 contained at least two units per parcel. The average density of these 23 properties was 14.95 units per acre (80 units on 5.35 acres). The analysis separately considered 11 of the 23 properties that, like the Project, were located immediately adjacent to a commercial use. The average density of these properties was 20.18 units per acre. The Project will have a density of 18 units per acre, which the Board finds is consistent with average densities in the surrounding area.
21. On March 25, 2014, the Board held its public hearing on the Project. The County Department of Regional Planning ("Regional Planning") staff presented the Project to the Board, and advised the Board that Commission had approved the Vesting Map and CUP, and recommended that the Board approve the Plan Amendment and Zone Change. At the Board hearing, Regional Planning staff confirmed that a survey regarding the Project was sent to 104 property owners near the Project site. Responses from the survey showed that 44 of those owners supported the Project, three opposed it, and 57 did not respond.
22. Three individuals testified at the Board hearing opposing the Project. Among the issues raised by these opponents were the availability of water, the Project's density, the Project's traffic impacts, and whether a traffic light should be installed at the intersection of Walnut Grove Avenue and Las Tunas Drive. In response to these concerns, Regional Planning staff advised that sufficient water will be

available for the Project based on a will-serve letter issued by the involved agency. Also as a result of the Mitigated Negative Declaration ("MND") prepared for the Project, Regional Planning indicated that traffic fees to the City would be required and that installation of a traffic light at the intersection suggested by the opponents was not needed. Finally, Regional Planning staff stated that the density analysis discussed above showed that the Project density would be compatible with the surrounding area.

23. On October 30, 2013, the Commission held its duly-noticed public hearing on the Project, where Regional Planning staff gave a presentation to the Commission and responded to the Commission's questions. At the hearing, the Permittee representatives testified in favor of the Project and presented a rendering of the Project. One other person testified at the hearing, raising concerns regarding parking, traffic congestion, and the density of the Project.
24. After completion of the testimony, the Commission closed the public hearing, approved the Vesting Map and CUP, and recommended approval of the Plan Amendment and Zone Change to the Board. When the Commission makes a recommendation to the Board regarding a Plan Amendment or Zone Change, any related entitlements are deemed to be called up for review by the Board pursuant to section 22.60.230 B.2 of the County Code.
25. An Initial Study was prepared for the Project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified potential impacts to the environment from the Project without mitigation. An MND was therefore prepared, imposing mitigation measures for traffic impacts, library facility impacts, and hazardous materials impacts from the Project. These mitigation measures have been agreed to by the Permittee. A Mitigation Monitoring and Reporting Program ("MMRP") has been developed and the Permittee is responsible to submit annual mitigation compliance reports pursuant to the MMRP. Mitigation measures are as follows:

**Traffic:** Pay \$18,480 in traffic impact fees to the City. Any and all necessary traffic control measures and improvements related to the Project shall be coordinated between the City and the Department of Public Works ("Public Works"). Any transportation of heavy construction equipment and/or materials, which requires the use of oversized transport vehicles on State highways (i.e., Rosemead Boulevard), will require a California Department of Transportation ("Caltrans") transportation permit. Such large truck trips shall be limited to off-peak commute hours.

**Recycling:** Construction, demolition, and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A

Recycling and Reuse Plan, which also depicts provisions of an adequate storage area for collection and removal of recyclable materials and any green waste materials, must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

**Library:** The Permittee will be required to pay library facilities mitigation fees at the time the building permits for the Project are issued. The proposed Project is located in the Library's Planning Area 3 (West San Gabriel). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$815 per residential unit. Therefore, the Permittees would be required to pay a mitigation fee of \$14,670 (\$815 x 18 residential units). The actual fee obligation for this Project may be higher because the fee per residential unit will be the fee in effect at the time building permits are issued.

**Mitigation Compliance:** As a means of ensuring compliance of all above mitigation measures, the Permittee must submit an annual mitigation compliance report to Regional Planning for review and must replenish the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed. Any unused portion of the deposit in the Permittee established mitigation monitoring account, upon satisfactory completion of the mitigation monitoring and reporting program, will be refunded to the Permittee.

26. The Board finds that the Project's location makes it suitable for development with higher density residential uses than currently exists on the Project site. With a more concentrated pattern of urban development, the Project is a more efficient use of the land than currently exists, which is consistent with the General Plan policy to promote efficient use of land through a more concentrated pattern of urban development.
27. The Board finds that domestic water will be provided to the Project site by the San Gabriel County Water District, sanitary service will be provided by the City, gas utilities will be provided by Southern California Gas Company, and electricity will be provided by SCE. The Project site is located within the boundaries of the San Gabriel Unified School District.
28. The Board finds that the technical and engineering aspects of the Project have been resolved to the satisfaction of Public Works, the County Fire Department, the County Department of Parks and Recreation, the County Department of Public Health, and Regional Planning.
29. The Board finds that the Project is consistent with additional General Plan policies. The four single-family homes and two detached garages currently existing on the Project site are in poor condition and deteriorating. Removing those buildings and replacing them with new condominium units that also includes recreational amenities containing a children's play area, a barbecue

area, and updated landscaping promotes rehabilitation and revitalization of deteriorating neighborhoods as well as enhancing the quality of existing neighborhoods, consistent with the General Plan's Policy No. 40 and its land use Objective No. 2. The Project's location near a commercial corridor with public transportation and availability of water and electrical utilities complies with the General Plan land use objective to provide for land use arrangements that take full advantage of public services and facility capabilities.

30. The Board finds that the Project's location is within an urbanized area surrounded mostly by residential uses of varying densities. The density study discussed in Finding No. 20 shows that the Project is consistent with the existing area density. While the existing zoning classification reflected that the prior planned use was as low-density residential and agriculture, the General Plan recognizes the importance of promoting a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family-owned, moderate-density dwelling units. The proposed 18 new condominium units would be individually owned and result in a moderate-density residential project.
31. The Board finds that the Zone Change is necessary to authorize the proposed use on the subject property. The Project is consistent with the development standards and applicable requirements in the CSD, as set forth in section 22.44.135 of the County Code, as well as the requirements of the DP zone, pursuant to sections 22.40.030 through 22.40.080 of the County Code.
32. The Board finds that multi-family residences are allowed in the proposed R-3-DP Zone pursuant to section 22.20.260 of the County Code. As such, the Project will be consistent with the uses allowed in the R-3 zone as well as by the CSD.
33. The Board finds that the Project site has access to all necessary services and facilities required for the development, fronts on a County Secondary Highway, is near major bus lines and will serve as a buffer for single-family residences to the south from commercial and light manufacturing to the north. Accordingly, the Board finds that the proposed R-3-DP Zone is in the interest of public health, safety, and general welfare, and conforms with good zoning practice.
34. The Board finds that this Project is subject to the provisions of section 711.4 of the California Fish and Game Code and the regulations of the California Department of Fish and Wildlife.
35. The Board finds that the Project's conditions will require the Project to comply with the County's green building and drought-tolerant landscaping ordinances prior to building permit issuance.
36. The Board finds that, as required by County Code sections 22.40.060 and 22.40.070, the development program and the Project conditions include conditions to ensure that construction of the Project will conform to the approved plans and proposed use thereby ensuring that the Permittee will not substitute a

lesser type of development that would be contrary to the public convenience, welfare, or development needs of the area.

37. The Board finds that the design of the Project and proposed improvements will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area because, among other things, impacts to traffic, recycling, and library services are addressed by the Project conditions and requirements of the MMRP. The Board further finds that there is no evidence that the Project will be materially detrimental to the use, enjoyment, or valuation of property, or otherwise constitute a menace to the public health, safety, or general welfare.
38. The Board finds that the Project site is nearly one acre in size and accommodates the proposed development according to the standards of the CSD. Several multi-family developments are located within the vicinity of the Project, and the density analysis shows that the density of the Project is comparable to the average density of the area. The Project also voluntarily complies with structure height and setback provisions of the CSD. Thus, the Board finds that the Project site is physically suitable for the type of development being proposed, because the property is relatively level, is adequately served by public utilities, is of appropriate size to adequately house the proposed development, and complies with the CSD standards. The Board further finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures as shown on the Vesting Map and Exhibit "A."
39. The Board finds that the proposed site is also adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic that the Project will generate.
40. A landscape plan has been submitted for the Project. The Board finds that an appropriate amount of drought-tolerant and native plantings have been incorporated in the landscape plan, which shows landscaped and hardscaped areas along with a plant palette. Conditions of approval have been included to ensure that a more detailed construction plan prepared by a certified landscape architect, showing the irrigation plan, hardscape features, and detailed plant palette, be submitted and approved by the Director of Regional Planning.
41. The Board finds that the Project will comply with the CSD requirement that a minimum of 20 percent of the required front yard shall contain softscape landscaping because the Project provides 73 percent front yard softscape landscaping.



42. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, and property posting. Additionally, Project materials were available on Regional Planning's website and at libraries located in the vicinity of the San Gabriel Community.
43. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Regional Planning.

**THEREFORE, THE BOARD FINDS THAT:**

- A. The use with the attached conditions and restrictions will be consistent with the adopted General Plan for the area.
- B. The requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required.
- E. The Project complies with the East Pasadena-San Gabriel CSD.
- F. The development program provides necessary safeguards to insure completion of the proposed development by the Permittees forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area.

**BASED ON THE FOREGOING, THE BOARD:**

1. After review and consideration of the MND, certifies that the MND has been completed in compliance with CEQA and the State and County guidelines related thereto, and that the MND reflects the independent judgment and analysis of the Board; determines that the potential environmental impacts of the Project have

been mitigated to a level that is less than significant; and certifies that it adopted the MND at the close of its public hearing.

2. Certifies that it adopted the MMRP for the Project incorporated in the MND at the close of its public hearing, pursuant to section 21081.6 of the Public Resources Code, and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. Approves Conditional Use Permit No. 2008-00180-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**PROJECT NUMBER TR070854-(5)**  
**CONDITIONAL USE PERMIT NUMBER 2008-00180-(5)**

1. This conditional use permit authorizes construction of 18 new, attached condominium units in five separate buildings on a newly created multi-family lot approximately one acre in size, and also includes 10 guest parking spaces, a barbeque and children's play area, landscaped areas, and a trash enclosure subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the property owner and any successor-in-interest, or any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition Nos. 11, 13, and 16. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 6, 7, 11, and 14 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the "date of final approval" shall mean the date the County's action becomes effective pursuant to section 22.60.260 of the Los Angeles County Code ("County Code").
5. Except as set forth in Condition No. 3, this permit will not take effect until Plan Amendment No. 20008-00010-(5) and Zone Change No. 2008-00008-(5) take effect.
6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the permittee or the permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code section 2.170.010.

8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. This grant shall be considered used after the recordation of a final map for Vesting Tentative Tract Map No. 070854-(5) ("Vesting Map"). In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 biennial (one every other year) inspections. Inspections shall be unannounced.

12. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Within three days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$2,256.25 (\$2,181.25 for a Mitigated Negative Declaration ("MND") plus a \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
15. Within 30 days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement in the office of the Recorder, which is attached to the MMRP, and agrees to comply with the mitigation measures imposed by the MND for this project. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit an annual MMRP to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
16. The permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
17. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so

as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
19. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
20. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
21. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
22. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the premises or that do not provide pertinent information about said premises. This condition does not preclude seasonal decorations by any residents of the condominiums or by any relevant homeowners' association.
23. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
24. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit four copies of the proposed plans to the Director for review and approval pursuant to section 21.16.015 of the County Code. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

25. This grant authorizes a conditional use permit to ensure the consistency with the Development Program ("DP") zoning addendum on the approximately one gross-acre site for the development of the 18-unit condominium project.

26. All utilities shall be placed underground to the satisfaction of Public Works. The permittee must provide satisfactory evidence that it has made arrangements with the serving utilities to install underground all of the new facilities to furnish service.
27. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
28. All grading and construction and appurtenant activities, including engine warm up, shall be restricted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday.
29. If, during construction, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of the County Department of Public Health ("Public Health"). If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
30. Except as otherwise proposed for the Project as set forth in Exhibit "A," no building or structure of any kind except a temporary structure used only in the development of the property shall be built, erected, or moved onto any part of the property.
31. No existing building or structure, which under the development program, is to be demolished shall be used during development or included as part of the completed project.
32. No existing building or structure, which under the development program, is to be altered shall be used until such alteration has taken place.
33. All improvements shall be completed prior to occupancy of any structure.
34. Where one or more buildings in the project development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
35. The permittee shall comply with all conditions of the Vesting Map.
36. The permittee shall comply with the County's green building requirements of section 22.52.2100, et seq., of the County Code, unless otherwise waived or modified by Public Works, or as otherwise provided in applicable law, which include, among other things, the requirement that the permittee shall plant one 15-gallon tree for every 5,000 square feet of developed area, where at least 65 percent of such trees shall be of the type identified on Regional Planning's drought-tolerant plant list. Existing on-site trees of any species with trunks that

are greater than or equal to six inches in diameter, which remain on site, may count towards this requirement.

37. The regulations in the County's green building, drought-tolerant landscaping, and low-impact development ordinances, set forth in Parts 20, 21, and 22 of section 22.52 of the County Code respectively shall apply to this Project, and all future development on the site shall comply with these regulations. In the event that any or all of the above-referenced County ordinances are repealed, State law and regulations regarding green building, drought-tolerant landscaping, and low-impact development shall apply.
38. Except as modified herein, the permittee shall also comply with all of the conditions set forth in the attached reports recommended by the Subdivision Committee, which committee consists of the following County Departments: Public Works, Fire, Parks and Recreation, and Public Health.
39. The permittee shall submit a copy of any and all Project covenants, conditions, and restrictions ("CC&Rs") to Regional Planning for review and approval prior to any final map approval. Any provisions in the conditions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning. A copy of these conditions of approval shall be attached to the CC&Rs. The permittee shall provide a copy of the recorded CC&Rs to Regional Planning upon recordation.
40. The permittee shall submit the final design plans to be incorporated as part of a Revised Exhibit "A," for building façade, material types and colors, signage (if applicable), and other architectural design features, including window and door details, for final review and approval by the Director before issuance of any building permit.

#### PRIOR TO ISSUANCE OF A GRADING PERMIT

41. The Permittee shall submit a map showing, in sufficient detail, the proposed route over streets and highways, and the location to which such grading materials are to be imported for review and approval by the Director before issuance of a grading permit, pursuant to section 22.56.1752 of the County Code.

#### PRIOR TO ISSUANCE OF A BUILDING PERMIT

42. Three copies of a detailed landscape plan, which may be incorporated into a revised site plan (if necessary), shall be submitted to and approved by the Director before issuance of a building permit. The landscaping plan shall be prepared by a licensed landscape architect and show compliance with the County's drought-tolerant landscaping ordinance and with the East Pasadena-San Gabriel Community Standards District front yard landscaping requirements.



43. The landscaping plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Permittee is encouraged to integrate native species, including trees and shrubs, as a part of the plant palette where appropriate. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
44. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to section 22.72.030 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

Attachments:

Mitigation Monitoring and Reporting Program (pages 1-2)  
Subdivision Committee Report (pages 1-18)

MITIGATION MONITORING PROGRAM (MMP)  
PROJECT NO. TR070854

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Traffic</b> 1. Traffic impact fees are required to be paid by the applicant to the City of San Gabriel. Any and all necessary traffic control measures and improvements related to the project shall be coordinated between the City of San Gabriel and Los Angeles County Public Works.  2. Any transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways (i.e. Rosemead Blvd., etc.), will require a Caltrans transportation permit. Such large size truck trips shall be limited to off-peak commute hours. Contact Jonathan Palacio at (213) 897-3747 for information, record number 110718JP.	Payment to the City of San Gabriel, and deposit fees for implementation of MMP to the County for review and initiation of Traffic mitigation measure, to be paid prior to recordation of final map.	Monitoring to occur prior to and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works, City of San Gabriel and CalTrans
<b>Recycling</b> 3. Construction, demolition, and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan, which also depicts provision of an adequate storage area for collection and removal of recyclable materials and any green waste materials, must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued. Contact Public Works at (626) 458-3524.	Deposit fees for implementation of MMP to the County for review and initiation of Recycling measure, to be paid prior to recordation of final map.	Monitoring to occur prior to issuance of demolition, construction or grading permits.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division) if directed to by Public Works

MITIGATION MONITORING PROGRAM (MMP)  
PROJECT NO. TR070854

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Library Mitigation Fees</b>				
4. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 3 (West San Gabriel). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$815 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$14,670 (\$815 x 18 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Deposit fees for implementation of MMP to the County, for review and initiation of Library Mitigation Fees, to be paid prior to recordation of final map.	Monitoring to occur prior to issuance of building permits.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed	Los Angeles County Departments of Regional Planning and County Library
<b>Mitigation Compliance</b>				
5. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report, replenishment of deposit for Mitigation Monitoring account is necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant responsible for submitting annual mitigation compliance report to DRP, for payment and deposit of all fees, and for implementing required measures as directed	Los Angeles County Dept. of Regional Planning
6. Any unused portion of the deposit in the applicant's established mitigation monitoring account, upon satisfactory completion of the mitigation monitoring program, will be refunded to the applicant.				

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 70854 (Rev.)

Page 1/3

TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

The following reports consisting of 11 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

Revised 04-26-2011

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 70854 (Rev.)

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TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 70854 (Rev.)

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TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
17. Contribute to the City of San Gabriel a Traffic Impact Fee of \$18,480.00 or pay the required traffic fee to the satisfaction of the City of San Gabriel.

*HW*  
Prepared by *JCC* John Chin  
tr70854L-rev2 (rev'd 05-18-11).doc

Phone (626) 458-4918

Date 05-16-2011



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 70854

TENTATIVE MAP DATE: 12/07/10  
EXHIBIT MAP DATE: 12/07/10

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) / Low Impact Development (LID) Plan, which was conceptually approved on 5/20/10 to the satisfaction of the Department of Public Works.
  - a. Provide LID features as depicted on the approved LID Plan or approved equivalent to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map:**

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Name Lizbeth Calderon Date 12/28/10 Phone (626) 458-4921  
LIZBETH CALDERON

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

**DISTRIBUTION**  
☐ Geologist  
☐ Soils Engineer  
☒ GMED File  
☒ Subdivision

**TENTATIVE TRACT MAP** 70854  
**SUBDIVIDER** Lu  
**ENGINEER** Engles Shen  
**GEOLOGIST** \_\_\_\_\_  
**SOILS ENGINEER** \_\_\_\_\_

**TENTATIVE MAP DATED** 12-07-10, 2nd Revision  
**LOCATION** San Gabriel  
**GRADING BY SUBDIVIDER [Y] (Y or N)**  
**REPORT DATE** \_\_\_\_\_  
**REPORT DATE** \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 12/21/10 is attached.

Prepared by

  
 Robert O. Thomas

Reviewed by



Date

12-20-10



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office \_\_\_\_\_  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 70854  
Location San Gabriel  
Developer/Owner Lu  
Engineer/Architect Engles Shen  
Soils Engineer \_\_\_\_\_  
Geologist \_\_\_\_\_

DISTRIBUTION:

\_\_\_\_ Drainage  
\_\_\_\_ Grading  
\_\_\_\_ Geo/Soils Central File  
\_\_\_\_ District Engineer  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
\_\_\_\_ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 12/7/10 (Rev.)  
Previous Review Sheet Dated 12/8/09

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

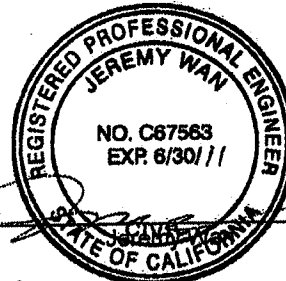
REMARKS/CONDITIONS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by

Olga Cruz

Reviewed by



Date 12/21/10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\gmedpub\Soils Review\Olga\8 Sites\70854 TM, San Gabriel, TM-A\_1210.

Subdivision Committee Report

CUP No. 2008-00180-(5)

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COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
TRACT MAP NO. 70854

Page 1/1

TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (If applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (If applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

*mdk*

Name David Esfandi Date 01/04/11 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\70854 Rev1.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 40 feet from centerline on Walnut Grove Avenue. Ten feet of additional right of way is required beyond the existing right of way line.
2. Dedicate the right to restrict vehicular access on Walnut Grove Avenue along the property frontage.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works.
4. Construct the proposed driveway apron to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works
5. If necessary to meet ADA requirements, dedicate additional right of way to provide a pedestrian path along the proposed driveway to the satisfaction of Public Works.
6. Construct full width sidewalk along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works.
7. Relocate or remove the existing wood fencing from within the public right of way.
8. Repair any damaged improvements during construction along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works and the City of San Gabriel.
9. Plant street trees along property frontage on Walnut Grove Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
11. Prepare detailed signing and striping plans (scale 1" = 40') for Walnut Grove Avenue along the property frontage to the satisfaction of Public Works and City of San Gabriel.
12. Construct curb, gutter, base, and pavement along the property frontage along Walnut Grove Avenue commensurate with a secondary highway to the satisfaction of Public Works and City of San Gabriel.

13. Construct transition pavement and reconstruct offsite driveways to the satisfaction of Public Works and City of San Gabriel.
14. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
15. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Walnut Grove Avenue to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development is within an existing Lighting District. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The installation must be accepted by the Lighting District per approved plans prior to issuance of a Certificate of Occupancy. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year,. The transfer of billing could be delayed one or more years if the above conditions are not met.

*PC*

Prepared by Patricia Constanza  
TR70854r-rev2(rev'd 05-08-11).doc

Phone (626) 458-4921

Date 05-06-2011


COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 070854 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. If necessary, the subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works. If a sewer mainline will not be proposed, obtain approval from the Los Angeles County Sanitation District for connection of five (5) sewer house laterals to the sewers trunk line.
2. The subdivider shall install separate house laterals to serve each building in the land division.
3. The subdivider shall submit supporting calculations to Public Works to confirm capacity is available in the proposed sewerage system servicing this land division.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. If a sewer main line is installed, easements are required, subject to review by Public Works to determine the final locations and requirements.

  
Prepared by Julian Garcia  
tr70854s-rev2.doc

Phone (626) 458-4921

Date 12-29-2010


COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 70854 (Rev.)

Page 1/1

TENTATIVE MAP DATED 12-07-2010  
EXHIBIT MAP DATED 12-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Install a separate water irrigation systems for recycled water use per landscape plans.

  
Prepared by Julian Garcia  
tr70854w-rev2(rev'd 02-03-11).doc

Phone (626) 458-4921

Date 02-03-2011



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 70854

Map Date: December 07, 2010 - Ex A

C.U.P. \_\_\_\_\_

Vicinity 0176D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla

Date January 4, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 70854 Map Date: December 07, 2010 - Ex A

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Upgrade / Verify existing      public fire hydrant(s).
- Install 1 private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: See EXHIBIT MAP for exact location of required fire hydrants.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per the fire flow test performed by San Gabriel County Water District dated 08-07-09, the water availability is adequate but the fire hydrant spacing DOES NOT comply with the minimum lot frontage coverage requirement. Therefore, a new public fire hydrant is required. Due to the depth of the lot, a private on-site fire hydrant is required. See Exhibit Map for location of required fire hydrants.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date January 4, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT



Tentative Map #	70854	DRP Map Date: 12/07/2010	SCM Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.17
IN-LIEU FEES:	\$69,623

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$69,623 in-lieu fees.

Trails:

No trails.

Comments:

Proposed development of 18 new condominium units.

\*\*\*Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Malhal at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

James Barber, Land Acquisition & Development Section

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December 09, 2010 13:24:21  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map #	70854	DRP Map Date: 12/07/2010	SMC Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	18	0.17
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.17

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.17	\$409,548	\$69,623

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.17	0.00	0.00	0.17	\$409,548	\$69,623

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LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT



Tentative Map #	70854	DRP Map Date: 12/07/2010	SCM Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY	Map Type: REV. (REV RECD)	

Total Units **18** = Proposed Units **18** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

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By:

*James Barber*  
James Barber, Land Acquisition & Development Section

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December 09, 2010 13:24:21  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	70854	DRP Map Date: 12/07/2010	SMC Date: 01/06/2011	Report Date: 12/13/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV RECD)

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$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

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Total Acre Obligation =				0.17

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

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None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.17	0.00	0.00	0.17	\$409,548	\$69,623

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December 09, 2010 13:28:42  
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**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Acting Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, MPA, REHS**  
Director, Bureau of Environmental Protection

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**THAO KOMURA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5581 • FAX (626) 960-2740

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Tract Map No. 070854

Vicinity: San Gabriel

Tentative Tract Map Date: December 7, 2010

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 070854** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Thao Komura

Phone No. (626) 430-5581

Date: January 23, 2013